



Petition Number: 1509-SPP-19, 1509-ODP-19 & 1509-DDP-16

Subject Site Address: NW Corner of Gray Road & 146th Street

Petitioner: KGR Bridgewater, LLC by American Structurepoint, Inc. (the "Petitioner")

Request: KRG Bridgewater, LLC by American Structurepoint requests Overall Development Plan and Primary Plat review of two (2) commercial lots on approximately 7.63 acres +/- and Detailed Development Plan review for a new 14,400 square-foot retail building on Outlot 2 of the Bridgewater Marketplace, Section 4, located in the Bridgewater PUD District.

Current Zoning: Bridgewater PUD

Current Land Use: Retail Center

Approximate Acreage: 7.63 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Site Plan
6. Detailed Development Plan
7. Building Elevations
8. Open Space Improvement

Staff Reviewer: Andrew Murray

PROCEDURAL

Requests for Overall Development Plan, Primary Plat and Detailed Development Plan review are required to be considered at a public hearing. The public hearing for these petitions are scheduled for the Tuesday, September 8, 2015 Advisory Plan Commission (the "APC") meeting.

Approval of an Overall Development Plan, Primary Plat and Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning



district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site and any commitments associated with the site.

PROJECT OVERVIEW

The 7.63 acre +/- site is located on the northwest corner of 146th Street and Gray Road (see Exhibit 2) within the Bridgewater Marketplace. The request has two components: (1) approval of an Overall Development Plan/Primary Plat for the Bridgewater Marketplace Section 4 subdivision to allow for the development of Outlot 2; and (2) approval of a Detailed Development Plan for a 14,400 square foot retail building located on Outlot 2 of the Bridgewater Marketplace Section 4 subdivision.

These petitions were reviewed by the Technical Advisory Committee at its August 25, 2015 meeting. This request has been properly noticed for a public hearing at the September 8, 2015 APC meeting.

PRIMARY PLAT STANDARDS (Article 10.12(J) of the UDO)

The plans comply except for those items identified as outstanding below:

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: The Department is working with the Petitioner towards compliance.

- 5) Easements (locations, widths and purposes). (Article 8.3)

Comments: The petitioner is coordinating with the Public Works Department regarding the proposed development and existing drainage infrastructure.

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: The Department is working with the Petitioner towards compliance.



- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO)

The plans comply except for those items identified as outstanding below:

- 20) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.



Comment: The Department is working with the Petitioner towards compliance.

- 24) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 25) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment: The Department is working with the Petitioner towards compliance.

- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.
- 33) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 34) Identify buildings proposed for demolition.
- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

Comments: Per the Bridgewater PUD District (Ordinance 06-49), the following is required:

“A series of Open Spaces¹ will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities with the Village Marketplace may include plazas, courtyards, and gardens. Together these open

¹ Any part of the Real Estate not covered by Public Streets, Private Streets, buildings, or parking lots. Open Space may include, but shall not be limited to, parks, plazas, courtyards, gardens, landscaped parking areas, yards, rights-of-way not paved, landscaping areas, and sidewalks. (Bridgewater PUD – Ord. 06-49)



spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents.”

The Petitioner has included, as depicted in Exhibit 8, a pavilion structure to comply with this open space requirement. The APC may wish to discuss this more in detail with the Petitioner.

36) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN (Article 10.7(E) of the UDO)

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 39) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 40) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with the LB District Standards (Bridgewater PUD – Exhibit 6, WC 14.04.050)

- 41) Minimum Setback Requirements.



- 42) Minimum Lot Area.
- 43) Minimum Lot Frontage.
- 44) Use of Required Yards.
- 45) Building Height.
- 46) Square Footage Requirements.
- 47) Parking.
- 48) Loading.
- 49) Lighting.
- 50) Signage.
- 51) Development Plan.

BRIDGEWATER PUD (ORD. 06-49)

The plans comply except for those identified as outstanding below:

52) Section 8: Uses

53) Section 10: Development and Architectural Standards

1. Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be seven hundred and one thousand (701,000), and the Maximum Parcel Coverage within Area Y shall be five hundred thirty-five thousand (535,000) square feet.
2. Open Space shall be greater than or equal to twenty percent (20%) of Area Y.
3. Apartments, not to exceed twenty-five (25) apartment units per building or structure, in Area Y may be contained on upper levels in multi-story, mixed-use structures along with Bed and Breakfast, retail or offices. Structures in Area Y shall be architecturally compatible and cohesive, but shall also utilize multiple textures (i.e., rough, smooth, striated, etc.) or multiple architectural elements (quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves) to achieve variation in terms of footprint and architectural elevations. In a two or three story building, the second and/or third floors may contain Apartments, Bed and Breakfasts, offices, or retail uses.
4. Restaurants shall be permitted to operate outdoor cafes on sidewalks and in courtyards, including areas in public rights-of-way not dedicated to vehicular traffic or parking; provided that pedestrian circulation and access to store entrances are not impaired. The following standards and guidelines are applicable:
 - a. To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.
 - b. Planters, posts with ropes, or other removable enclosures are encouraged and may be used as a way of defining the area occupied by the cafe.

- c. Fixtures such as extended awnings, canopies, or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors.
 - d. Outdoor cafes shall be required to provide additional outdoor trash receptacles.
 - e. Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
 - f. The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.
5. All Non-residential Uses and Mixed-Use Buildings:
- a. Minimum lot area: two thousand (2,000) square feet.
 - b. Minimum lot width at building line: twenty-five (25) feet
 - c. Minimum lot depth: seventy (70) feet.
 - d. Yard dimensions
 - i. Set back from Internal Streets – No minimum
 - ii. Set back from External Streets – This provision shall supersede any requirements of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets for All Buildings shall be based on and determined by a 1:2 proximity, slope requirement (one (1) foot of building height for every two (2) feet of building set back). In no case shall the setback be less than thirty (30) feet. The setback area shall be landscaped according to standards set forth in Section 10, Landscaping.
 - iii. Side yard (each side) – No minimum
 - iv. Rear yard – A minimum of twenty (20) feet unless abutting a common parking lot, in which event no rear yard is required.
 - e. Maximum building height – Fifty (50) feet
 - f. Maximum building footprint coverage – One hundred percent (100%)
 - g. All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive-through facilities located in side yards shall be screened as set forth in Section 11.
6. The following restrictions shall apply to all owner or tenant occupied space in Area Y:
- a. One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to sixty-five thousand (65,000) square feet;
 - b. One single tenant or owner of occupied space, with any use permitted in Area Y, may be permitted up to forty-five thousand (45,000) square feet in Parcel M4;
 - c. One single tenant office space may be up to forty thousand (40,000) square feet;
 - d. Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to twenty thousand (20,000) square feet;
 - e. Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet;

- f. All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet.
- 7. Area Y Parking Requirements
 - a. Parking shall be provided in Area Y both off-street and on-street. For buildings adjacent to Internal Streets with parking bays, those spaces immediately adjacent to the frontage of the building lot shall be included in the calculation for required spaces. Minimum parking spaces accessory to designated areas shall be provided as follows: Retail. Three and one half (3.5) parking spaces for each one thousand square feet of floor area, provided however that in no case shall any individual tenant or owner provide less than five (5) parking spaces).
 - b. M-4 Parking. Parking shall be permitted to exist in the front of the buildings located within the areas identified as Lots 1, 2, 3, and 4, within Parcel M-4.

54) Exhibit 17. General Architectural Standards – Area Y

- 1. Neo-traditional architectural style
- 2. Building Facades - Buildings along an External Street shall have two (2) front facades, one of which is faux. Access to the building provided along the internal parking areas. Elevation facing External Street (faux façade) with similar architectural features as access side of the building. Examples of architectural treatments for the External Street side of the building include: windows, doors, pilasters, pediments, rails, and balustrades, cross gables, dormers, cupolas, awnings, water tables, quoins, and dentals. Design elements and detailing shall be contained completely around the structure.
- 3. Open Space - A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities within the Village Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents

Comment: See comment (35) on page 4 of this report.

- 4. Pedestrian Circulation - The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between the buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow for shoppers, strollers, sidewalk displays, and outdoor dining. Open spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation.



55) Section 11. Landscaping

1. Perimeter yards along External Streets shall be landscaped.
2. Area Y Perimeter yards along External Streets shall be landscaped with shade trees, ornamental trees and shrubs.
3. There shall be a landscape buffer along the eastern edge of Parcel M-4, which shall be forty (40) feet in width, and shall include (i) a berm which is a minimum of seven (7) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center in a staggered pattern.
4. Parking Lot and Drive-Through Facilities Adjacent to External Streets.

56) Exhibit 18 – Landscaping Standards (WC 16.06.010)

1. HVAC Units

Comment: The Department is working with the Petitioner towards compliance.

2. Softening of walls and fences.
3. On-Site (Business)
4. Road Frontage
 - a. Shade trees required to be planted along road frontage shall be located outside drainage and utility easement, shall be located in a manner that mitigates interference with infrastructure located within such easement and may be clustered or grouped in order to attain creative site design.

Comment: The Petitioner is coordinating with the Public Works Department and other applicable utility agencies.

5. Buffer Yards - Not applicable
6. Interior Parking Lot Landscaping
7. Parking Lot Island
8. Perimeter Parking Lot Landscaping

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below:

- 57) Easement Standards
- 58) Utility Standards

DEPARTMENT COMMENTS



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

September 8, 2015
1509-SPP-19, 1509-ODP-19 & 1509-DDP-16

1) Action:

Hold a public hearing at the September 8, 2015, APC meeting.

2) Recommendation:

Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.

- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.